119.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,200 / 845,200
					USE VALUE:	845,200 / 845,200
					ASSESSED:	845,200 / 845,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		SEMINOLE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI BIASE MARIO & JOAN P
Owner 2:	
Owner 3:	
Street 1:	8 SEMINOLE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,338 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1965, having primarily Wood Shingle Exterior and 2525 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7338.000	390,700	6,400	448,100	845,200
Total Card	0.168	390,700	6,400	448,100	845,200
Total Parcel	0.168	390,700	6,400	448,100	845,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.80 | /Parcel: 334.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	77179
GIS Ref	
GIS Ref	
Insp Date	08/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0005-0009.0

!9273!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,400	6400	7,338.	448,100	851,900	851,900	Year End Roll	12/18/2019
2019	101	FV	362,300	6700	7,338.	448,100	817,100	817,100	Year End Roll	1/3/2019
2018	101	FV	362,300	6700	7,338.	384,100	753,100	753,100	Year End Roll	12/20/2017
2017	101	FV	362,300	6700	7,338.	358,500	727,500	727,500	Year End Roll	1/3/2017
2016	101	FV	362,300	6700	7,338.	307,300	676,300	676,300	Year End	1/4/2016
2015	101	FV	309,700	6900	7,338.	275,300	591,900	591,900	Year End Roll	12/11/2014
2014	101	FV	309,700	6900	7,338.	254,800	571,400	571,400	Year End Roll	12/16/2013
2013	101	FV	309,700	6900	7,338.	242,900	559,500	559,500		12/13/2012

PRINT

Date	Time
12/10/20	23:46:23

LAST REV

Date	Time
09/24/18	11:55:50
apro	
9273	

USER DEFINED

Prior Id # 1:	77179
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11449-107		12/28/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2006	621	Redo Bat	10,000	C		G8	GR FY08	re-do kitchen also
6/14/1995	349		4,500					NEW WDK 10X18

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	372	PATRIOT
3/8/2000	Inspected	264	PATRIOT
2/14/2000	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7338		Sq. Ft.	Site		0	70.	0.87	4									448,096						448,100	

Total AC/HA: 0.16846 | Total SF/SM: 7338 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 448,096 | Spl Credit | Total: 448,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.27724004
Const Adj.:	1.01444352
Adj $ / SQ:	123.090
Other Features:	129500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479981
Depreciation:	89276
Depreciated Total:	390704

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

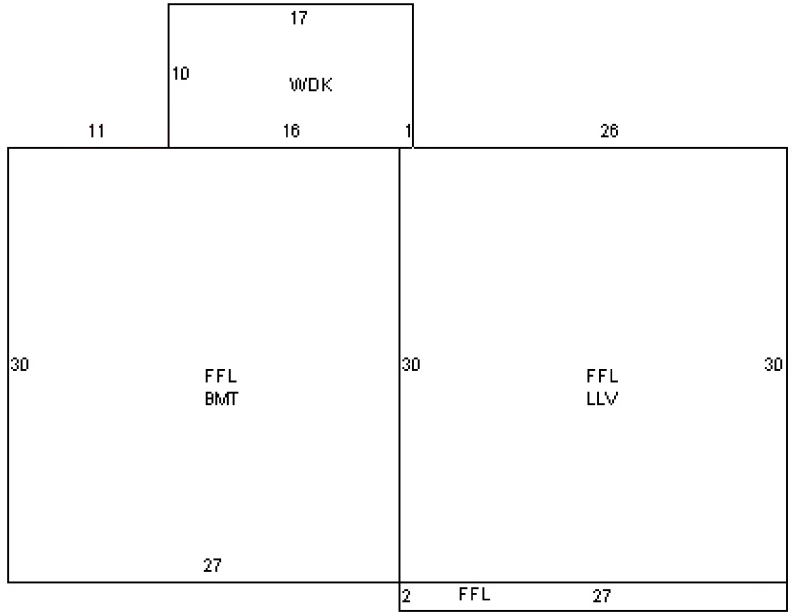
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.40
Special Features:	0	Val/Su Net:	112.79
Final Total:	390700	Val/Su SzAd	233.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,674	123.090	206,053
BMT	Basement	810	56.130	45,465
LLV	Lower Level	810	65.780	53,279
WDK	Deck	170	12.050	2,049
	Net Sketched Area:	3,464	Total:	306,846
Size Ad	1674	Gross Are	3464	FinArea 2525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
LLV	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1980	18.09	T	31.2	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400